





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com

Opportunity

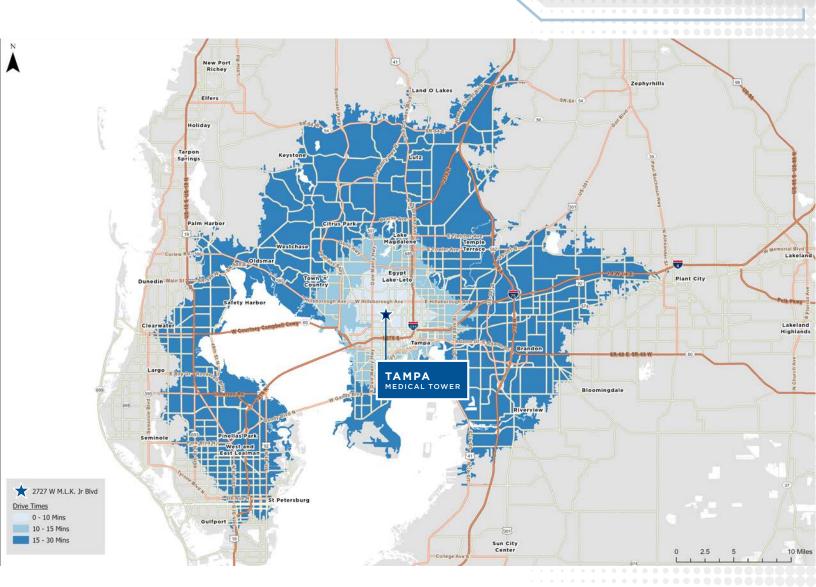
- Class A, 8-story, 115,708 RSF medical office building
- Adjacent to campus of St. Joseph's Hospital (Baycare)
- Ample parking for patients and staff
- On-site security
- Convenient covered entryway
- Future interior improvements planned

SIZE

115,708 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	15,541	127,254	299,985
2022 MEDIAN AGE	42.5 Yrs	37.7 Yrs	37.7 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$45,740	\$52,444	\$57,918





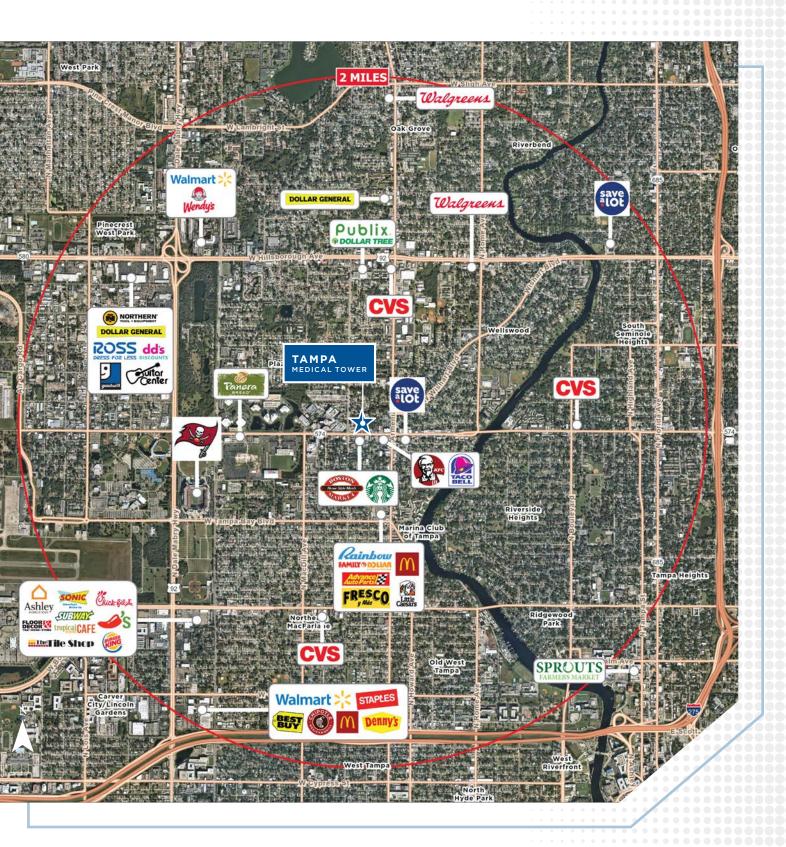
Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com

Nearby Amenities





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Managing Director +1 727 599 3799

wendy.giffin@cushwake.com

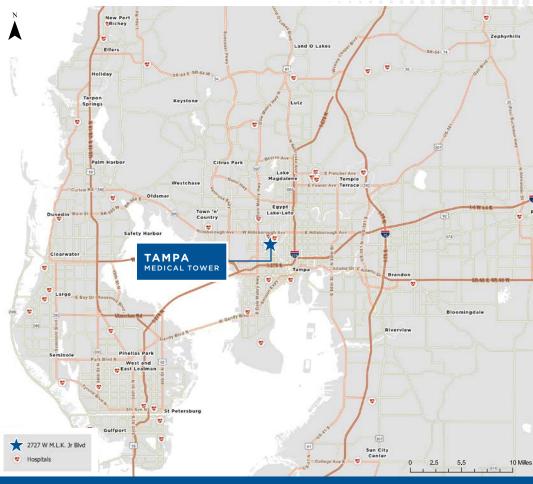


Nearby Medical









Premier Medical Office Space for Lease

BRIAN BREEDING, CCIM

Director Florida Healthcare Advisory Practice +1 813 204 5369 <u>brian.bre</u>eding@cushwake.com

WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com 2727 W DR MARTIN LUTHER KING JR BLVD TAMPA, FL 33607



Building owned and managed by **HEALTHCARE REALTY**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-05/11/23